

Attachment F

Group Health Amendment Technical Committee Report

TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

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Date: July 23, 2007

File Numbers:

Recommended Action: Recommend adoption with staff recommended revisions to the Redmond Community Development Guide and Comprehensive Plan amendments. Staff recommendation to be provided on the request to allow buildings greater than nine stories through the incentive package.

Reasons the Proposal should be Adopted: The proposed amendment with staff recommended revisions should be adopted because:

- It clarifies and enhances the Overlake Design District (ODD) zoning in a manner consistent with the vision and goals for the Overlake Village area, of which the ODD is a part.
- The amendments support the proposed updates to the Overlake Neighborhood Plan (ONP) including those related to housing, ground floor uses along 152nd Avenue NE, transportation, parks and open space, and sustainability.
- The amendments support a number of Comprehensive Plan goals including those related to land use, housing, economic vitality, parks and open space, and transportation.
- The site has a significant residential capacity and this proposal will help encourage development of housing opportunities.
- The amendments better guide future development on this site in a manner that is consistent with the vision and goals for Overlake and which would improve physical connections between the Employment Area and Overlake Village.

- The site is centrally located relative to existing and planned transit service, making it a high priority for promoting walkable, mixed use development in the Overlake neighborhood.

I. APPLICANT PROPOSAL

A. APPLICANT Trammell Crow Company on behalf of Group Health Cooperative

B. REASON FOR PROPOSAL

The primary impetus for this proposal is the vacation of the site by Group Health Eastside Hospital in 2008—next year, Group Health’s inpatient services will relocate to a new facility at Overlake Hospital in Bellevue, and the clinic services will move to Downtown Redmond. The large site has a number of unique attributes, including:

- All 28 acres are under a single ownership.
- A unique zoning classification (ODD) applies that was created for the existing hospital.
- Significant stands of mature trees as part of the parking area surrounding the hospital and a significant sloping topography that the applicant suggests is well-suited to taller buildings that could facilitate retention of trees and open space.
- A central location between the two primary areas of Overlake: Overlake Village and the Employment Area. The site has the opportunity to enhance connections between these two subareas of the neighborhood and within the designated Urban Center.
- A location adjacent to the existing Overlake Park and Ride, a transit-oriented development. In addition, the site is along two potential high-capacity transit routes including bus rapid transit (BRT) and light rail. King County Metro will operate a BRT route on either 152nd or 156th Avenues NE by 2011 with a stop in the vicinity of the Group Health frontage on one of these two arterials. Sound Transit is currently considering a light rail alignment along 152nd Avenue NE that could have a transit station in the vicinity of this property as well.
- Identification as a preferred location of a major public park and urban pathways through the ONP update process. The site also has a significant amount of street frontage along 152nd Avenue NE where ground-floor pedestrian-oriented uses are called for in the proposed updates to the ONP. The proposal also responds directly to other goals of the ONP vision, including residential growth and sustainable development.

II. RECOMMENDATION

Overall, the proposed amendment would clarify and enhance the ODD zoning in a manner consistent with the vision and goals for the Overlake Village area. In summary, this amendment would:

- Create policies and regulations specific to the existing ODD. The proposed policies support those proposed for the Overlake Village subarea of the Overlake Neighborhood. The proposed regulations would add the ODD to the Permitted Land Uses and Site Requirements Charts for the Overlake Districts.
- Require a Master Development Plan approval for any development located on a site within the ODD, excluding modification of an existing structure. The Master Development Plan would be a conceptual plan addressing land use, height and bulk, transportation and circulation, parks and open space, landscaping, design concepts, infrastructure including drainage and utilities, environmentally sensitive areas, and sustainability.
- Create incentives for the provision of amenities desired in the Overlake Village subarea, similar to the bonus incentive program proposed for the Overlake Village District. Additional bonuses are proposed for the development of a minimum 2.5 acre urban park for public use, development of transit-oriented development that meets certain criteria, and the development of a full service hotel with conference center.
- Promote housing development in the ODD zone. The site would have to meet the proposed requirement for properties within the Overlake Village subarea to maintain 50 percent of new development floor area in residential uses.
- Improve access to parks. The proposed amendment includes an incentive for the provision of a minimum 2.5 acre urban park for public use. In addition, development on the site would need to comply with the requirement for a minimum amount of open space for residential units and would provide urban pathways designated in the proposed ONP update.

Technical Committee's recommended revisions to the proposal are highlighted in Exhibit A and include those items listed below.

- Policy revisions (page 1): Staff recommends that two of the policies dealing with similar concepts be combined. Group Health representatives support this change.
- Master Development Plan (page 2): Representatives for Group Health based their proposed provisions for master planning largely on the City's draft proposal that was distributed in March as part of the draft Supplemental Environmental Impact Statement (SEIS). Since then, staff revised the City initiated provisions in response to public

comment and further review. Group Health representatives are supportive of reconciling differences with the City initiated proposal as much as possible.

- Site Requirements Chart (page 7): The Group Health proposal would establish an “of-right” building height of six stories for residential or mixed use buildings and a residential floor area ratio of 2.5. Staff recommends that the “of-right” building height for residential or mixed use buildings be five stories for consistency with the proposed building height for the Overlake Village and Overlake Business and Advanced Technology Districts. This is also consistent with the “of-right” building heights for most of the Downtown.
- Incentive for transit oriented development (page 14, note 9): Staff recommends that this incentive be modified to require full funding of the transit service in order to qualify for the bonus.
- Parking credit (page 15, note 12): Staff recommends eliminating the proposed credit for curbside parking along 152nd and 156th Avenues NE. While the proposed plan supports having parking along 152nd Avenue NE, future construction of light rail transit could result in the elimination of this parking. Group Health representatives are supportive of this change.
- Improved Connectivity: The proposed Overlake Master Plan and Implementation Strategy calls for improved connectivity for non-motorized travel as well as local vehicular circulation and access. This includes a new east-west local access street between 152nd and 156th Avenues NE. Staff recommends that the proposal be modified to support improved connectivity by incorporating a bullet point into the Design District objectives. Group Health representatives are supportive of this addition.
- Incentive Program: Representatives for Group Health based their proposed incentive program largely on the City’s draft incentive program that was distributed in March as part of the Draft SEIS. Since then, staff revised the City initiated incentive program in response to public comment and further review. Group Health representatives are supportive of reconciling differences with the City initiated proposal as much as possible.

One of the features of the proposed City initiated incentive program is that it defines two tiers: priority and other bonus features. Development applicants seeking incentives such as additional building height, floor area, or allowed uses (above the maximum allowed by right) through this program would need to first meet the applicable priority bonus feature provision(s), and then could choose from the second tier of bonus features, up to the program limits. For the Group Health site, the priority bonus feature is the major park that is at least 2.5 acres in size and is accessible to the public as an urban park and open space. Staff recommends the provisions in the City initiated proposal regarding the potential configuration and characteristics of the urban park. Due to its size, a master plan would also be required for the Group Health site.

III. BACKGROUND

The Group Health Eastside Hospital is located in Overlake Village between 152nd and 156th Avenues NE. The ODD was established in 1999 to provide for the institutional use of the hospital on site. It was intended that at some point in the future, Group Health or a successor would come forward to propose regulations specific to the zone; in the interim, the Overlake Business and Advanced Technology (OBAT) regulations applied.

In 2008, Group Health will relocate its inpatient services to a new facility at the Overlake Hospital campus near Downtown Bellevue; a new clinic facility will be constructed in Downtown Redmond. Anticipating this move, Group Health, working with Trammell Crow Company, began work on their proposed amendment in 2005. This work was coordinated with the beginning of the ONP Update and Implementation Project as both parties identified that these projects could parallel one another. Group Health has tracked the ONP update process in an effort to support and supplement the goals of and proposed updates for the ONP.

Group Health and Trammell Crow Company recognize that as the site transitions from an institutional use it will create opportunities to achieve compact, mixed-use development on the site which could include a substantial amount of residential uses, as well as employment, retail and public recreational opportunities, all served by transit.

IV. ALTERNATIVES

A. ISSUES CONSIDERED AND ALTERNATIVES

Section V of this report describes the analysis of the proposed amendment, including compliance with criteria for proposed amendments to Redmond's Comprehensive Plan and Community Development Guide. In addition, key issues and alternatives considered in review of the proposed amendment are described below.

- Provision of land for public park space: The proposed update to the ONP identifies the need for a major urban park (at least 2.5 acres) in the Overlake Village area. In response to this, the proposed Group Health amendment includes an incentive of additional building height and FAR for the provision of a minimum of 2.5 acres of land for public use as an urban public park and open space. The amendment proposes general criteria which could be used by the City of Redmond to evaluate whether a proposed space meets the intent of this incentive.

Staff recommends that the proposed incentive allow for the park to consist of one space or two spaces that are contiguous or connected by a short pathway, and that in total amount to a minimum of 2.5 acres; if provided in two spaces, one of these spaces must be a minimum of 1.5 acres in size. In the spirit of this flexibility, the criteria proposed in the amendment to be used for evaluating a proposed park space do not address the dimensions of the space(s). A benefit of these flexible criteria is

that two different yet connected spaces could be provided for the public which could meet various needs.

A second alternative related to the provision of land for public parks space involves the ownership of the land. The incentive proposes flexibility on this issue as well by allowing for the space to be dedicated after improvement to the City or be subjected to covenants or other legally binding provisions that will assure the property will be open for use by the public upon terms mutually agreed upon by the property owner and the City. This provision is identical to the City-proposed incentive in the ONP update.

- **Building height and floor area:** Currently, building height for structures with residential uses is limited to 60 feet for this property and others in the OBAT zone; the Retail Commercial section of the Community Development Guide relates a building height of 60 feet to five stories for residential uses in mixed use structures or single-use structures. With the purchase of TDRs, an additional story may be achieved. Allowed floor area is based on whether a development is single- or mixed-use. The Group Health amendment proposes that structures containing residential uses be allowed up to six stories in height of-right. It also proposes a bonus incentive program generally similar to that proposed for Overlake Village in the ONP update; this program allows for a number of ways for building height and/or floor area to be increased, including provision of below grade parking, LEED Silver or comparable Built Green Certification, and provision of residential floor area above the minimum. Building height for structures fronting on 152nd or 156th Avenues NE would be limited to six stories within 50 feet of these arterials. Allowing additional building height and floor area as an incentive is a key part of the proposed strategy for providing desired and needed public amenities on the Group Health site and elsewhere in Overlake Village.

As described above, staff recommends that the “of-right” building height for residential or mixed use buildings be five stories for consistency with the proposed building height for the Overlake Village and OBAT Districts. This is also consistent with the “of-right” building heights for most of the Downtown.

- **Location of public utilities on the Group Health site:** The City of Redmond and Puget Sound Energy (PSE) have identified the need to locate public utilities within or near to Overlake, including a water storage facility and a new electrical substation. The water storage tank is primarily needed to provide additional standby storage that would serve the Overlake/Viewpoint service area and the City. PSE needs to make improvements to the system that serves Overlake, as well as other portions of Redmond and Bellevue. The Group Health property has been identified as a possible location for both of these utilities for a variety of reasons.

A water storage tank is ideally located at the highest elevation in its service area in order to use gravity for distribution; the area in the vicinity of 156th Avenue NE and NE 28th Street is the highest elevation in the Overlake Neighborhood. A tank

would be approximately 130 feet in height and would need a site of approximately 1.4 acres in size. The Group Health site is among the locations that could provide the elevation desired for a water storage tank. However, locating a water storage tank on this property would reduce the redevelopment capacity of the site. Alternative locations and analysis for a water storage tank will be further evaluated as part of the City's upcoming update to its water system plan.

PSE has identified the Group Health property as a possible location for a new electrical substation due to its proximity to above-ground transmission lines. The placement of an electrical substation with above-ground transmission lines on this property is in greater conflict with the redevelopment of the site as a compact, mixed-use place than the placement of a water storage tank. A number of possible alternative locations exist for the placement of this facility, including on the Microsoft campus off of Bel-Red Road and on the Unigard open space at the corner of 156th Avenue NE and NE 24th Street.

B. COMPARISON WITH OTHER COMMUNITIES, APPROACHES

Group Health's proposal is supportive of and similar to the proposed updates for the ONP. The proposal supports Overlake's goals related to mixed-use and transit-supportive development, residential uses, multi-modal transportation, parks and open space, and public amenities. The proposed bonus incentive program is based on that proposed for the Overlake Village subarea.

In general, there is a growing trend in the central Puget Sound region for cities to identify areas where mixed-use development is desirable and private development is often a part of this process. Examples of cities that have recently been through or are going through a similar process to the ONP update and this associated amendment include Burien, Mill Creek, Monroe, Kent, Lynnwood, and Mercer Island.

V. ANALYSIS

A. EXISTING CONDITIONS

The Group Health site is located within the Overlake Village subarea of the Overlake Neighborhood. Adjacent land uses include senior housing to the north, portions of the Microsoft campus to the north and east, the Overlake Park and Ride and associated transit-oriented development to the south, retail and service uses to the south and west, and a business park type development to the west.

The site has frontage along both 156th and 152nd Avenues NE, the latter of which has been identified through the ONP update process as a primary location for pedestrian-oriented uses and as a future linear neighborhood core. Two additional features make the site unique: the slope (a difference of 70 feet of elevation between 152nd and 156th Avenues NE) and the large number of mature trees that exist throughout the parking lot.

The Bel-Red/Overlake Transportation Study (BROTS) Agreement signed by Bellevue and Redmond in 1999 caps commercial development in Overlake at 15.4 million square feet through 2012. This cap was created to mitigate the transportation impacts of growth and to maintain established LOS standards for the larger area. Currently, the Overlake Neighborhood is within 100,000 square feet of reaching the commercial development cap. This includes existing commercial development, projects that are in the pipeline, and the square feet allocated in the Safeco, Microsoft, and pending Nintendo development agreements. The remaining square footage is intended to be used by vacant sites throughout the neighborhood; therefore, the Group Health site could not redevelop more commercial square footage than that which currently exists on the site until an updated BROTS Agreement is signed.

The site is well located near transit sites including the adjacent Overlake Park and Ride and the Overlake Transit Center approximately 10 blocks to the north. King County Metro and Sound Transit are both planning for future high capacity transit service near the site as well, as discussed briefly in Section I above.

B. COMPLIANCE WITH CRITERIA FOR AMENDMENTS

Redmond Comprehensive Plan Policies PI-16, LU-24 and LU-9 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan and Community Development Guide.

Items 1 through 6 apply to all proposed amendments. Items 7 through 10 apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.

The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), State of Washington Department of Community Trade and Economic Development Procedural Criteria, VISION 2020 or its successor, and the King County Countywide Planning Policies.

The proposed amendment directly supports the goals of the GMA, VISION 2020, and the King County Countywide Planning Policies in terms of supporting and encouraging compact, sustainable, mixed-use development within an established urban area. The proposed amendment directly supports a number of GMA, VISION 2020, and King County goals including:

- Encouraging efficient multi-modal transportation systems through promotion of transit-supportive development and incorporation of urban pathways as identified by the City;
- Promoting housing variety through incentives related to development of residential uses;

- Encouraging economic development consistent with Redmond's Comprehensive Plan through incentives related to retaining existing retail businesses in the area; and,
- Enhancing recreational opportunities and access to parks and recreation facilities through incentives related to the provision of land for public recreational use.

2. Consistency with Redmond's Comprehensive Plan, including the following sections as applicable:

a. Consistency with the goals contained in the Goals, Vision and Framework Policy Element.

The proposed amendment is consistent with the goals of the Goals, Vision and Framework Policy element, including the broad goal of supporting vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake. The amendment is also consistent with a number of framework policies in the following ways:

- FW-9: promotes a land use pattern that uses land, services and facilities efficiently and encourages a mix of housing and jobs.
- FW-10: promotes a land use pattern that includes a variety of housing, encourages mixed-use development, and enhances the parks system.
- FW-12: promotes development that encourages people to use alternative modes of transportation.
- FW-14: promotes development of new housing opportunities that could allow people to live close to work.
- FW-16: promotes a strong and diverse economy and tax base that provides a variety of job opportunities.
- FW-19: strengthens an existing neighborhood by enhancing the community character and providing for growth in residences, businesses, and recreational opportunities.
- FW-24: supports Overlake Urban Center by creating regulations and incentives that encourage mixed-use and urban center-appropriate development on the site.
- FW-26: promotes the City's vibrant system of park facilities through incentives that encourage the development of an urban park for public use.
- FW-31: develops strong multi-modal connections for pedestrians, bicyclists, transit users, and drivers within Overlake and to nearby areas.
- FW-34: enhances the green character of Overlake through incentives for sustainable development.
- FW-38: promotes small and local businesses through incentives for their retention after redevelopment.
- FW-39: provides additional gathering places within the City through incentives for development of an urban park for public use.

b. Consistency with the preferred land use pattern as described in the Land Use Element.

The proposed amendment promotes the vision of Overlake as a place that is attractive and safe to live, work, shop and play. The proposal provides support for new mixed-use and transit-oriented development that enhances the character of the neighborhood and that promotes alternative forms of transportation; this type of development further supports the urban center designation of the area. The incentives proposed encourage provision of land for an urban park for public use, significant amounts of housing, sustainable development and other public amenities desired in Overlake Village.

c. Consistency with Redmond's community character objectives as described in the Community Character/Historic Preservation Element or elsewhere in the Comprehensive Plan.

The proposed amendment is consistent with the Community Character/Historic Preservation Element as follows:

- CC-6: supports the development of informal gathering places by encouraging the provision of land for an urban park for public use.
- CC-12: supports the non-motorized linkages identified as part of the ONP update process.
- CC-21: enhances the green character of Redmond through incentives for sustainable developments.

d. Consistency with other sections as applicable, including Housing, Economic Vitality, and Transportation.

The proposed amendment supports Housing policy HO-11 which encourages the construction of a variety of housing types and sizes. Through the provision of incentives to encourage development of a significant number of residential dwellings on the site, this amendment could provide considerable opportunities for people to live close to work.

The amendment promotes mixed-use development on this site, including retail and services that support the daily needs of residents and employees. This type of development supports Economic Vitality policy EV-1.

The proposed amendment supports many of the goals of the Transportation Element of the Comprehensive Plan and the Transportation Master Plan by supporting multi-modal mobility through the identification of urban pathways and transit supportive development.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources.

Potential general impacts to the natural environment could be positive due to the inclusion of incentives for LEED or similar Built Green certification which requires developments to use various sustainable building methods. No known critical areas exist on the site. The proposal would maintain the same requirements for maximum lot

coverage and impervious surfaces as currently exist. The proposed amendment includes incentives to facilitate retention of significant stands of trees by allowing buildings taller than currently allowed heights.

4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.

Potential general impacts to the capacity of public facilities and services as well as planned improvements are described as part of the ONP update and associated Draft and upcoming Final SEIS.

5. Potential general economic impacts, such as impacts for business, residents, property owners, or City Government.

The proposed amendment would likely strengthen the economic vitality of Overlake by encouraging development that would create a vibrant place that is active during the morning, daytime and evening. The addition of housing opportunities will allow for more people to live in Overlake and potentially allow for more people to live close to where they work. Due to the upcoming relocation of Group Health, this site will likely be the first in Overlake Village to redevelop—a successful redevelopment here could spur similar types of redevelopment on nearby sites.

6. For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake.

N/A

The following items apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.

Some incentives offered for the provision of certain amenities on the site allow for increased commercial and/or residential FAR. The answers below relate primarily to these issues. Staff recommendation on allowing buildings greater than nine stories to be provided.

7. General suitability of the area for the proposed land use or density, taking into account considerations such as adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classifications.

Increases in currently allowed floor area and building height would only be possible through the proposed incentive program for the ODD. The building height along 152nd and 156th Avenues NE would remain at six stories to provide a transition between major public streets and development interior to the site. Staff will provide a recommendation on allowing buildings greater than nine stories.

The proposed increase in commercial floor area is generally suitable to the area which is currently commercially developed—such an increase would help to offset the costs of providing publicly desired amenities. An increase in residential floor area associated with the provision of certain public amenities is appropriate in this area, where housing has been emphasized since the adoption of the existing ONP in 1999.

8. Whether the proposed land use designation, zoning, or uses are compatible with nearby land use designations, zoning or uses. Whether there are opportunities to achieve compatibility with surrounding land uses through design or through separation by topography or buffers.

Nearby land uses and development are primarily commercial. In the City of Bellevue, the properties adjoining the Group Health site are zoned office or commercial. The site is not directly adjacent to single-family residential neighborhoods and would not have direct negative impacts on those residential uses.

9. Whether development will be directed away from environmentally critical areas and other important natural resources.

No known critical areas exist on the Group Health site, therefore commercial or residential square footage would not affect such resources.

10. If the amendment proposes a change in allowed uses or densities in an area:

a. The need and demand for the land uses that would be allowed and whether the change would result in the loss of capacity to accommodate other needed land uses, especially whether the proposed amendment complies with policy HO-16, the City's policy of no-net loss of housing capacity;

Additional floor area and height are proposed as incentives to help offset the cost of providing desired public amenities. In some cases, such as the major urban park, the provision of such amenities would likely reduce the developable land on a property and would otherwise result in a loss of capacity for residential or commercial development. The allowance of additional residential floor area and height increase avoids this loss.

b. Implications of the proposed amendment for the balance between the amount and type of employment in Redmond and the amount and type of housing in Redmond.

Additional residential floor area could help to improve the jobs/housing balance of the Overlake Neighborhood by promoting the development of residential uses. The relatively lower increase to commercial floor area that is proposed would not negatively impact this balance.

C. RELATIONSHIP TO PENDING AMENDMENTS IN THE 2006-07 COMPREHENSIVE PLAN PACKAGE (if applicable)

This amendment is related to the ONP update discussed throughout this report. The proposed neighborhood plan update would clarify and enhance the existing policies

and design regulations and would establish a Master Plan and Implementation Strategy to guide private development and public investments in the future. The update maintains the vision for Overlake established in the 1999 ONP update.

VI. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

RCDG Sections 20F.30.15 and 20F.30.55 require that amendments to the Comprehensive Plan or Community Development Guide (except zoning map amendments consistent with the Comprehensive Plan) be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed Development Guide Amendment.

C. Washington State Environmental Policy Act (SEPA)

The City published a Draft SEIS on March 23, 2007 for the ONP Update and Implementation Project. This document supplemented the Final Environmental Impact Statement (EIS) published in 1999 for that update of the ONP. The Draft SEIS included assumptions for growth on the Group Health site. However, the assumptions did not include hotel rooms or as much commercial floor area as would be possible under the amendment requested by Group Health. This difference will be analyzed through the Final SEIS, which is targeted for publication in August 2007.

A Planned Action has been in effect for the Overlake Neighborhood since the 1999 update. That Planned Action will be updated in the second phase of the ONP Update project anticipated to occur in 2008.

D. 60-Day State Agency Review

State agencies were sent 60-day notice of this proposed amendment on May 18, 2007.

E. Public Involvement

The public has opportunities to comment on the proposed amendment through the Planning Commission review and public hearing process.

F. Appeals

RCDG 20F.30.55 identifies Development Guide Amendments as a Type VI permit. Final action is held by the City Council. The action of the City Council on a Type VI

proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements

VII. LIST OF EXHIBITS

Exhibit A: Group Health Requested Amendment with Staff Proposed Revisions

<u>/s/</u>	<u>7/23/07</u>
Robert G. Odle, Planning Director	Date

<u>/s/</u>	<u>6/28/07</u>
William J. Campbell, Interim Public Works Director	Date

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Exhibit A

Group Health Requested Amendment with Staff Recommendation Shown in Track Changes

Group Health Requested Comprehensive Plan Amendment

A portion of Overlake Village, the existing Group Health site, is ~~currently~~ zoned as the Overlake Design District due to various unique features, such as its central location between the Employment Area and Overlake Village, history as a location for a large institutional use, large size, slope and large quantity of trees.

N-OV-56: Encourage master planning of the Group Health site to foster opportunities to live, shop, work and recreate in a vibrant, mixed-use setting. Integrate the goals of creating compact transit supportive development, employing environmentally sustainable development practices, and preserving stands of healthy trees where feasible~~in master planning.~~

N-OV-57: Recognize the public benefit that can be derived from the site's proximity to the Overlake Village Transit Center, the planned bus rapid transit line and the proposed Sound Transit light rail station by encouraging walkable, transit supportive development through incentives tied to building height and ~~FAR~~allowable floor area.

~~N-OV-58: Encourage master planning that integrates the goals of creating compact transit supportive development, employing environmentally sustainable development practices, and preserving stands of healthy trees where feasible.~~

N-OV-59: Encourage inclusion of a full service hotel/conference center in plans for redevelopment within the Design District to help serve the needs of visitors to the area and provide entertainment and gathering opportunities for people who work or live nearby.

Group Health Requested Redmond Community Development Guide Amendment With Staff Recommendation Shown in Track Changes

Staff Recommendation on Building Height to be Provided

OVERLAKE DESIGN DISTRICT

Purpose: The Overlake Design District provides regulations and incentives for the planned and coordinated redevelopment of a large underutilized parcel of land located at the heart of the Overlake Urban Center. The Design District is intended to foster opportunities to live, shop, work and recreate in a vibrant, mixed-use setting.

The objectives of the Overlake Design District include:

- Provide strong and effective incentives to include housing in all future development.
- Encourage a broad mix of uses and amenities to achieve a vibrant, engaging environment.
- Promote compact, walkable development forms that are conducive to transit use.
- Provide improved connections for non-motorized and local vehicular travel.
- Encourage use of environmentally sustainable site design and building features.
- Encourage inclusion of restaurants, professional offices and other commercial and service uses to meet needs of employees and residents, enliven the area after working hours, and contribute to a sense of place.
- Grant development incentives for provision of a significant public gathering space that will function as a component of a connected system of parks and trails serving the Overlake Neighborhood;
- Facilitate creative integration of land uses, architecture, parking facilities and public amenity areas by providing flexibility in zoning and site requirements;
- Allow additional building height and density where appropriate to facilitate tree retention and provision of open space, while still achieving sustainable, transit-supportive densities.

Master Development Plan: A Master Development Plan shall be approved prior to issuance of site plan approval for any development located on a site within the Overlake Design District, excluding modification of an existing structure. The term “Master Development Plan” as used in this section means a conceptual plan providing for the development and use of land that contains the following elements:

Staff recommendation: Update elements below to reflect City initiated proposal, while retaining language that refers to conceptual design of streets and conceptual site plan

- Land use plan indicating proposed land uses by category and general location
- Height and bulk study that demonstrates how building mass and scale relate to open spaces, pedestrian pathways, streets, and other buildings
- Transportation and circulation plan indicating the general layout and conceptual design of streets, pedestrian pathways, parking, and transit facilities
- Parks, open space, and any civic or cultural facilities
- Landscaping concepts
- Design concept that is in conformance with the neighborhood’s design standards
- Drainage, utility service and other Infrastructure improvements
- Identification of Environmentally Sensitive Areas
- Approach to sustainable design

Architectural design, exact building shapes and locations, and other detailed information required in a site plan shall not be required. A Master Development Plan shall be reviewed by the Design Review Board, with approved by the City Council. (See note 1)

Permitted Land Uses: [Add an Overlake Design District column to the proposed Overlake Districts Permitted Land Uses chart, as follows: (footnotes in proposed chart omitted here, but to be included)]

20C.45.30.40 Permitted Land Uses – Overlake Districts

Permitted Land Uses – Overlake Districts			
	<i>ADD - Overlake Design District (ODD)</i>	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Residential			
Multi-family and Townhouses	P	P	P
Senior Housing	P	P	
Retail			
General Retail (As defined in RCDG 20C.45.30.30(1), with the exception of those uses listed below)	P	P	

Permitted Land Uses – Overlake Districts			
	ADD - Overlake Design District (ODD)	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Vehicle Fuel Sales			C
Carts and Street Vendors	S	S	
Regional Retail (with gross floor area of 75,000 square feet or more in a single use)		P	
New and Used Vehicle Sales established prior to <i>(effective date of proposed 2007 Overlake RCDG update)</i>		P	
Wholesale Trade and Assembly			P
Services			
General Services (As defined in RCDG 20C.45.30.30(2), including hospital, medical offices, clinics, ambulatory health care, and hotels, with the exception of those uses listed below)	P	P	
Athletic Clubs and Fitness Centers	P	P	P
Business Services: Mailing Centers, Copy, Fax	P	P	P
Business Park Uses: Advanced Technology: Computer Hardware and Software; Electrical and Electronic Equipment and Components; Measuring, Analyzing and Controlling Instruments; Research and Development Facilities; Corporate Headquarters and Regional Offices; Pharmaceuticals,	P		P

Permitted Land Uses – Overlake Districts			
	<i>ADD - Overlake Design District (ODD)</i>	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Biotechnology Products and Medical Equipment and Software provided large quantities of toxic materials are not used; Computer and Office Equipment; Technology Service and Support; Telework Centers; Consultants who directly support other businesses; Corporate Conference & Educational Facilities.			
Warehousing (indoor only) and distribution; Construction/contractors (offices and indoor storage only); Food and Kindred Products Manufacturing and Assembly provided products produced primarily for off-site consumption.			P
Convenience service and retail uses <ul style="list-style-type: none"> ▪ Uses limited to employee use and not open to the public ▪ Uses open to the public but that primarily serve nearby employees and residents 			P P
Day-Care Centers	S	S	S
Educational Facilities	P	P	P
Other Uses			
Public Facilities and Local Utilities <ul style="list-style-type: none"> • Facilities up to 40 feet in height 	P	P	P

Permitted Land Uses – Overlake Districts			
	ADD - Overlake Design District (ODD)	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
<ul style="list-style-type: none"> Facilities 40 feet in height or greater 	C	C	C
Regional Utilities			
<ul style="list-style-type: none"> Facilities up to 40 feet in height 	C	P	P
<ul style="list-style-type: none"> Facilities 40 feet in height or greater 	C	C	C
Transit Facilities: Tracks, Transit Centers, Park and Ride Facilities	P	P	P
Drive-Thru Facilities established prior to (effective date of proposed 2007 Overlake RCDG update)		P	
Large Satellite Dishes/Amateur Radio Antenna(s)	S	S	S
Broadcast and Relay Towers	C	C	C
Wireless Communication Facilities	S	S	S
Religious Facilities: Churches, Temples, Synagogues			
Up to 750 seats	S	S	S
750 seats and greater	C	C	C

Site Requirements: [Add an Overlake Design District column to the proposed Overlake Districts Site Requirements Chart as follows: (footnotes omitted here, but to be included)]

20C.45.40-020 Site Requirements Chart - Overlake Districts

	ADD - Overlake Design District (ODD)	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
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	<i>ADD - Overlake Design District (ODD)</i>	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Maximum Lot Coverage of Structures and Impervious Surface (See note 1)	80%	85%	80%
Minimum Landscaped Area	20%	15%	20%
Base Maximum Building Height (Stories), without use of Bonuses or Transfer of Development Rights (See notes 2, and 8)			
Non-Residential Uses	4	4	4
Residential Uses in Single-Use or Mixed-Use Buildings	6 <u>5</u>	5	5
Base Maximum Floor Area Ratios without use of Bonuses (See notes 3- 5)			
Non-Residential Uses	.40	.36	.40
Non-Residential Uses as part of Mixed-Use Developments that include Residential Uses in Single-Use or Mixed- Use Buildings or with use of TDRs	.47	.41	.47
	2.5	2.5	1
Residential Uses in Single-Use or Mixed-Use Buildings			
Building Setbacks			
Front and all Street Setbacks (in feet)	0	0	Minimum of 10'
	At front and all street setbacks, buildings shall be	At front and all street setbacks, buildings shall be	Along 152 nd Avenue NE at front and all street

	<i>ADD - Overlake Design District (ODD)</i>	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
	developed to the back of the setback zone See 20C.45.40-130, Overlake Street Cross Sections	developed to the back of the setback zone See 20C.45.40-130, Overlake Street Cross Sections	setbacks, buildings shall be developed to the back of the setback zone See 20C.45.40-130, Overlake Street Cross Sections
Minimum Side Setback (in feet)	0	0	20'
Minimum Rear Setback (in feet)	0	0	20'
Pedestrian Standards	See 20C.45.40-070	See 20C.45.40-070	See 20C.45.40-070
Ground Floor Uses	See 20C.45.40-080	See 20C.45.40-080	
Minimum Residential Floor Area	See 20C.45.40-090	See 20C.45.40-090	
Residential Open Space	See 20C.45.40-100	See 20C.45.40-100	See 20C.45.40-100
Parking	See 20D.130 (See notes 11 and 12)	See 20D.130	See 20D.130

Bonus Incentives [Add new section as follows:]

Staff recommendation: Group Health representatives and staff develop proposed updates to elements below to reflect City initiated proposal and objectives specific to the Group Health site. Staff recommendation on maximum number of stories to be provided.

20C.45.40-115 Overlake Design District Incentive Program.

- 1) Intent. The intent of this section is to enhance the character and overall livability of the Overlake Design District by encouraging provision of bonus features that implement neighborhood goals for public amenities, housing opportunities, environmental sustainability, and reducing the cost of these bonus features by allowing increased building height and floor area above the base site requirements.
- 2) Bonus Features and Incentives.
 - a) Within the Overlake Design District, the Technical Committee shall allow increases to the base site requirements and standards shown in 20C.45.30.50-020, Site Requirements

Chart, up to the limits identified below for developments that comply with one or more of the requirements of this section.

- b) The Technical Committee shall allow aggregation of the available incentives up to a total maximum building height of 9 stories for non-residential buildings, and 12 stories for residential buildings and for a full service hotel/conference center, and up to 1.0 FAR for non-residential buildings (including full service hotel/conference center), and up to 4.0 for residential buildings. (See note 10).
- c) The standards in RCDG 20D.40.200-040 Building Scale apply to developments eligible for incentives under this section.
- d) The total commercial floor area permitted within Overlake shall not exceed the Bellevue Redmond Overlake Transportation Study Agreement (BROTS) or its successor agreement.

Bonus Features Allowing Increased Height or Floor Area Overlake Design District		
	Features	Maximum Incentive Per Feature (See notes 6,7 and 10)
1.	Minimum of LEED Silver Certification or comparable built green certification as determined by the Technical Committee	One additional story for each building designed and constructed to meet this certification
2.	Provide and maintain at least 75% of the total gross floor area for the development in residential uses	One additional story for each building designed and constructed to meet this standard
3.	<p>Provide and maintain at least 10% of the retail floor area in the development 20% below market rates to retain existing retail businesses in the area.</p> <p>If the property owner is not able to lease the space to an existing retail business after offering it for at least 6 months, the property owner may request approval from the Code Administrator to offer below market rate space for one of the following substitute methods that meet identified neighborhood goals for the area:</p> <ul style="list-style-type: none"> a) Non-chain retail business specializing in ethnic goods. or b) Desired community facility such as a library or teen center. 	<p>Addition of commercial floor area on a square foot to square foot basis</p> <p>One additional story of building height for all commercial buildings in the development</p>
4.	At least 60 percent of off-street parking is located in below or above-grade parking structures with retail or other pedestrian-oriented uses	One additional story for all buildings in the development that meet this standard

Bonus Features Allowing Increased Height or Floor Area Overlake Design District		
	Features	Maximum Incentive Per Feature (See notes 6,7 and 10)
	incorporated into the structures adjacent to public streets and major pedestrian pathways so that parking structures do not front on the ground level of these areas.	Additional .15 FAR for commercial development within a Master Plan Area that meets this standard
5.	<p>Provide public outdoor plaza or other open space that:</p> <ul style="list-style-type: none"> a) Is a minimum of ½ acre or exceeds the minimum requirements for residential open space by 25%, whichever is greater, b) Is located directly adjacent to the pedestrian pathway system as defined in the Overlake Master Plan, c) Includes way-finding elements that provide visual continuity to other open spaces in Overlake Village, d) Is improved to at a minimum meet the design requirements specified in RCDG 20D.40.200-070, e) Is accessible to the public at all times, and f) Is dedicated after improvement to the City of Redmond or is subjected to covenants or other legally binding provisions that will assure the property will be open for use by the public upon terms mutually agreed upon by the property owner and City. 	<p>Addition of residential floor area on a square foot to square foot basis for the amount of open space provided</p> <p>One additional story for all buildings in the development</p>
6.	<p>Complete a master plan approved by the Technical Committee and Design Review Board that at a minimum contains the elements listed below. This is a requirement for sites 5 acres in size and larger in the Overlake Village and Overlake Design District, or properties under one ownership totaling 5 acres in size or larger (<i>as of the effective date of proposed 2007 Overlake RCDG update</i>) and is encouraged for other sites.</p> <ul style="list-style-type: none"> a) A design concept that is in conformance with the Overlake policies and standards for an urban village form, including providing one or more mid-block streets on the site, b) Land use plan indicating all proposed land use 	One additional story for all buildings in the development

Bonus Features Allowing Increased Height or Floor Area Overlake Design District		
	Features	Maximum Incentive Per Feature (See notes 6,7 and 10)
	<p>types and general locations,</p> <p>c) Height and bulk study that demonstrates how building mass and scale relate to open spaces, pedestrian pathways, streets and other buildings,</p> <p>d) Transportation and circulation plan indicating the layout and preliminary design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets,</p> <p>e) Location of proposed space for parks, open space and any cultural facilities,</p> <p>f) Location of any environmentally sensitive areas,</p> <p>g) Landscape concepts</p> <p>h) Approach to sustainable design, and</p> <p>Preliminary plan for other major infrastructure improvements.</p>	
7.	<p>Full service hotel/conference center: In addition to the master plan elements identified in item 6 above, the master plan includes land area dedicated to a “full service hotel/conference center” which shall mean a hotel with banquet and meeting facilities to accommodate groups of at least 300 people</p>	<p>Two additional stories for full service hotel/conference center buildings</p> <p>Additional .15 FAR for commercial development;</p>
8.	<p>Provide transit-oriented development that:</p> <p>a) Is located within 2,500 feet of a transit station or stop served by light rail, bus rapid transit or other high-capacity transit service;</p> <p>b) Will be connected with the transit station or stop by sidewalks, crosswalks and/or</p>	<p>One additional story for commercial buildings, and two additional stories for residential and full service hotel/conference center buildings.</p> <p>Additional .20 FAR for commercial development .</p>

Bonus Features Allowing Increased Height or Floor Area Overlake Design District		
	Features	Maximum Incentive Per Feature (See notes 6,7 and 10)
	<p>pathways which afford convenient pedestrian access; and</p> <p>c) Will include a 1,000 or more residential units as a component of a mixed-use district (See note 9).</p>	<p>Additional .75 FAR for Residential development.</p>
9.	<p><u>Staff Recommendation: Replace this section with text from City initiated proposal</u></p> <p>Provide a minimum of 2.5 acres of land for public use as a major urban neighborhood park that is connected to the pedestrian pathway system as defined in the Overlake Master Plan. This may be one open space area, or a series of two or more connected spaces.</p> <p>The intent of this space is to act as one or more public gathering places through the provision of plazas, green spaces and programmable areas.</p> <p>The City and developer shall establish an agreement regarding the joint design and funding of improvements required for this park space.</p> <p>The intent is that this space be dedicated after improvement to the City of Redmond or be subjected to covenants or other legally binding provisions that will assure the property will be open for use by the public upon terms mutually agreed upon by the property owner and City.</p>	<p>Additional height of 2 stories for commercial buildings, and 3 stories for residential buildings and full service hotel/conference center buildings.</p> <p>Additional .25 FAR for commercial development.</p> <p>Additional .75 FAR for residential development</p> <p>(See note 13)</p>

Administrative Design Flexibility. [Same as Overlake Village District, 20C.45.40-120].

Notes

1. *When a Master Development Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Development Plan ("Plan Area"), rather than on a site-by-site basis, provided the approved Master Development Plan demonstrates compliance with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved Master Development Plan, if the plan designates land areas that must be retained as open space and such areas are sufficient to meet open space requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with open space requirements.*

Staff recommendation to be provided on maximum number of stories

2. *Maximum Height Bonus. The bonus provisions of the Overlake Design District Incentive Program, RCDG 20C.45.40-115, shall apply within the Overlake Design District. The Transfer of Development Rights Program, RCDG 20D.200, may also be used for development within the Design District. The bonus provisions and transferred development rights may be aggregated, provided the maximum height achievable for non-residential structures shall be 9 stories, and for residential structures and a full service hotel/conference center, the maximum structure height achievable shall be 12 stories. The term "full service hotel/conference center shall mean a hotel with banquet and meeting facilities to accommodate groups of at least 300 people.*

3. *Base FAR shall be established using the total land area included within the Design District, excluding publicly owned right-of-way as of [insert effective date of ordinance adopting Design District]. The District-wide total base FAR shall, in the absence of other allocation, be allocated pro rata on the basis of land area among the separate legal lots within the Design District. By agreement of property owners, FAR allocation may be transferred among lots within the Design District. Allocations of FAR may be designated in an approved Master Development Plan, site plan which includes two or more lots, or an approval or modification of a division of property or boundary line adjustment. Where an increase in allowable FAR is earned subsequent to an approval which included an allocation of FAR, the increase in FAR shall be reflected through an administrative amendment to the approval, either upon application by the owner of the affected property or at the initiative of the City.*

4. *Facilities for the provision of public utility service such as water storage tanks and electrical power substations, will not be counted against the limitation on floor area. Unused base and bonus FAR may be transferred from the site of these facilities to other sites within the Design District. FAR attributable to land area dedicated for public*

improvements such as streets, pathways, drainage facilities and park and open space facilities shall be transferred for use on developed sites within the Design District.

5. Each City approval of the division of land within the District shall include a further allocation of the initial base FAR (and bonus FAR earned as of the date of the approval, if any) among the resulting parcels as specified by the property owner at the time of the application for approval of the division of land. Each such allocation shall be stated in, and recorded with the official documents that describe the divided parcels. Such statement of FAR allocation shall include reference to the potential for bonus FAR, if applicable. Increases in FAR resulting from later qualifications for bonus FAR, and adjustments in the form of re-allocation of FAR through agreement of property owners may be made by administrative amendments upon application of the owners of the affected property or upon initiation of the City.

6. **Maximum FAR Bonus.** The bonus provisions of the Overlake Design District Incentive Program, RCDG 20C.45.40-115, shall apply within the Overlake Design District. The Transfer of Development Rights Program, RCDG 20D.200, may also be used for development within the Design District. The bonus provisions and transferred development rights may be aggregated, provided the maximum FAR achievable shall be 1.0 for nonresidential development (including full service hotel/conference center) and 4.0 for residential development.

7. Undeveloped bonus floor area may be transferred from one developed or undeveloped land area to another, provided both sites are located within the land area controlled by the Master Development Plan.

8. In areas where a public or private street will be more than one story above the ground floor elevation of a building because of topography, (such as the southwest corner of NE 90th Street and Woodinville-Redmond, Road) building height may be increased by one story along the lower side of the site, provided:

- The height does not exceed the otherwise applicable maximum building height (including bonuses, if any) along the higher street elevation, and
- The applicable limitation on FAR is complied with.

9. The transit station or stop for bonus 8 may be in existence, or may be planned for construction, provided it is fully funded and is scheduled to be open for service within two years within six years of the date of occupancy of the structure that utilizes the increase in FAR. ~~The high capacity transit service may be in existence, or planned as an enhancement to service at an existing transit station or stop, provided the service is planned to begin within six years from the date of occupancy of the structure that utilizes the increase in FAR.~~ Undeveloped high capacity transit bonus FAR may be transferred from one developed or undeveloped land area to another land area which satisfies the criteria for the bonus.

10. To achieve an appropriate transition between major public streets and development interior to the Design District, maximum building height within 50 feet of the rights-of-way of 152nd Avenue NE and 156th Avenue NE shall be 6 stories. Bonuses or transferred development rights may not be used to exceed this limit.

11. Unless revised as provided in this note, parking standards in the Overlake Design District for the minimum and maximum number of required parking spaces shall be the same as for the Overlake Village District.

Alternate parking standards may be specified in a City-approved Master Development Plan or site plan when a change is supported by the results of either the Downtown Parking Study, a City review of parking in one or more Overlake Districts, or a property-owner initiated parking analysis.

The Technical Committee may revise parking standards based upon appropriate parking data and analysis as a part of its review of any development permit application as follows:

Restaurants, sit down and carry out: The requirement may be reduced to not less than two spaces per 1,000 sq. ft. g.f.a. provided the Technical Committee finds there is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking.

Small restaurant/café/deli (< 750 sq. ft. g.f.a.) No minimum requirement

12. Within the Overlake Design District, curbside parking on public streets within ~~or abutting~~ the site may be counted toward up to 25% of the required off-street parking, provided that, when all or part of the street right-of-way has been, or will be dedicated by the development site property owner (or a predecessor in title), curbside parking shall be fully counted toward satisfaction of the off-street parking requirement. Curbside parking on 152nd Avenue NE or 156th Avenue NE shall not be counted toward off-street parking. Curbside parking on private streets that are part of the development site shall be fully counted toward satisfaction of the required off-street parking requirement.

13. The same land area may not be used to qualify for both bonus 5 and 9.